REAL ESTATE FOR SALE—CITY.

North of 125th Street.

FOR SALE—A 5-story flat house with store; price $21,000; rents for $2,184; bargain. L. ROOS, 232 Willis ave., corner 141st st.

FOR SALE—3-story Queen Anne Cottage; 10 rooms; all improvements; first class neighborhood; high ground; full lot; 2 minutes from elevated and trolley cars; price $3,800. OWNER, 845 East 164th st.

MOUNT HOPE, Tremont Station; 66.8x100, with small cottage; terms to suit; station 171st st. A WARD BENEDICT & CO., 246 West 125th st.

PLOT 50x120x30x138, extending from 3d to Boston ave., near 164th st.; $9,000; might exchange for small dwelling. E. A. BORRMANN, Lexington ave. and 44th st.

WATER FRONT ON NEW SPEEDWAY—Will sell five lots; privilege of 10; 168th and 169th sts., cheap; fronting on speedway to quick buyer. CLARK BILL, 57 Broadway.

$400 CASH, balance $15 per month, for lots at Kingsbridge; near depot; no rock or swamp. A. M. & Co., 299 3d ave.

$7 00 CASH, $17 a month; 10-room house; all improvements; suitable for one or two families. 1176 Clinton ave., near 168th st.

138TH ST., between 7th and Lenox aves.—Five 5-story and basement brown-stone fronts, hardwood trim, exposed plumbing, or to let. Builder, on premises.

Miscellaneous.

5TH AVE., 9th ave., 3d ave. store and flat property for sale; entire blocks or separately; at low figures; all rented; liberal terms; will pay commission. WILLIAM BURKER, owner, 26 Cortlandt st.

ATTENTION of buyers is requested to our large, attractive list of great bargains in all kinds of city property.

BARGAIN—$1,000 cash; store flat; 3 stories; good business avenue; asking $7,750. COULTER, 398 Broadway.

BEAUTIFUL Hill Side Cemetery plot, 10x24, or half; a sacrifice. VAN HORN, 896 8th ave.

BARGAIN—Two 4-story double tenements, 63d st.; $16,250; rents for $1,600. GEO. W. GATES, 486 2d ave.

FOUR 5-STORY DOUBLE TENEMENTS, excellent condition, well let, will sell very cheap; may trade. FINN, 111 Broadway.

FOR SALE IN PLOTS—Four 5-story double flats, 27x65 x100, $148,000, mortage $100,000 4½ per cent., rent $15,200 year; also 4 5-story double flats, 27x65x100, rent $10,192 year, mortgage to suit; also 4 5-story single, 18x77x100, $90,000, rent $9,180, mortgage $58,000; also one block of 40-foot front flat, $550,000, mortgage $300,000, rent $65,850 year; can exchange; also 2 corner, 27.6x85x90, 5 story, $62,000, rent $6,600, mortgage $35,000; 6, corner, 25x75, and 1 double flat, 18x75, together, $67,000, mortgage to suit; rent $6,[illegible]604; all in fine private location; other single, double and private houses. Call and see JOHN P. ELLIOT, 101 East 116th st., between 1 and 5 P. M.; architect and appraiser for N. Gooden and others.

LEASEHOLD in New York; will accept reasonable offer; be again. Address OWNER, Hawkins, East Orange.

PERMANENT and portable cottages, all purposes; style; place 1 use. PORTABLE HOUSE CO., 256 Broadway.

WITHIN GREATER NEW YORK—Lots $200, $600; quick trade; 10c. per trip. REAL ESTATE RESORT, Box 420 World.

$3,600 CASH—5-story flat with stores; full lot; rents for $2,100; price $20,000; easy terms. A. H. WELLS, 1 Madison ave., cor. 23d st.

$7,500 CASH, mortgage $18,000, at 5 per cent., high-stoop brown-stone double flat; excellent location; all rented to good tenants, paying 14 per cent. on investment. Investigate this unusual bargain. Owner, 358 West 117th st.

UNFURNISHED HOUSES TO LET.

LEXINGTON AVE., 1158—To let, unfurnished, near 3d ave., 89th st. elevated station, a perfect little house, beautifully arranged, roomy and decorated; rent $1,200; open daily for inspection to any one without permit; between 9 and 10 A. M. and 4 and 5 P. M. Immediate possession if rented. OWNER, room 50, 79 Cedar st.

MORTON ST., 42—Handsomest new elegantly decorated house in 9th Ward; portico stoop; hot and cold water; range; parlor; bath and closets; no children; open Sunday; $20 to $22.

77TH ST., 309 EAST—Three-story and basement brown-stone private dwelling; modern improvements; rent moderate. Apply 301 East 77th st.

167TH ST., 363 WEST—Three-story high stoop, 14 rooms; rent $720. Apply 2208 8th ave.

19TH ST., 348 EAST—15 room house, all light rooms; excellent condition; $1,200 a year.

23D ST., 167 WEST—In excellent order. Owner, next door, 165.

48TH ST., near Broadway—Three lower floors, elegant brown stone residence; suitable for doctor, dentist or private family; immediate possession. WILS ON, 1591 Broadway.

19TH ST., 300 WEST, corner of West End ave.—To rent, unfurnished, for a term of years; now being mirrored and decorated; never before occupied; three blocks from elevated station; four different street-car lines with transfers; city and country home; unsurpassed; very desirable for family; fine view of Hudson River and Riverside Drive; cool in summer; steam heated with extra hot-air furnace in winter; open week Days, 9 to 11 A. M. and 2 to 5 P. M.; Sundays, 2 to 5 P. M., by permit only; rent only $2,000. G. W. RASHFORD, 79 Cedar st., N. Y.

119TH ST., 557 WEST—House, 12 rooms and bath; all improvements; large garden; 1 block from elevated station; rent $480; keys with janitor of corner flat. J. C. HOFFMANN, 237 Broadway, or 64 East 114th st.

140TH ST., 611 EAST—Three-story frame and basement, 10 rooms and bath; improvements; rent $40 per month. OWNER, 567 East 146th st.

A.—FOR RENT, with immediate possession 54 and 56 Lexington ave., near 20th st.—Four story brick dwellings, now being put in thorough order; rent $1,200. Apply on premises, or COLBERT BROTHERS, 70 William st.

CHEAP RENT, $35—24 ch three-story brick, 288 Alexander ave., near 138th st.; just put in order; caretaker on premises. ALFRED E. MARLING, 64 Cedar st.

FOR RENT—Houses, 5 to 8 rooms, $13 to $25 a month; blocks from Central Park, New York Park. BURTON, Woodlawn Heights, New York City.

HOUSE TO LET—New brown-stone, 24-story, 11 rooms and bath; 436 7th st., near 7th ave.; very desirable neighborhood; $35 per year. Apply to owner, SUYDAM, 377 8th st.

HOUSE, 12 rooms and bath, 8 th stable and barns; surrounded by 4 acres of land; elegant view of the Hudson and Harlem Rivers; must be seen to be appreciated; rent very moderate; corner Kingsbridge road and Dyckman ave., 1 block from Inwood station. J. C. HOFFMANN, 237 Broadway, or 64 East 114th st.

TO LET—Small brick private house; 7 rooms, bath; all modern improvements; all nicely painted and papered; rent $35 per month. Inquire 536 East 52d st.

TWELVE and fourteen-room houses; first-class localities; bargains. TORRENS, 5 East 14th st.

$30 A MONTH for 9-room convenient, tasty little house; modern conveniences; only on 5-cent line; at 816 West 156th st., just west of Amsterdam ave.

$720—ELEGANT three-story stoop, 11 rooms, cellar, furnace; choice location. 413 East 118th st. BERNARD, 206 Broadway, 112th st.

$600—206 EAST 114TH ST., 10 rooms, stone dwelling; cellar, furnace, &c.; caretakers on premises. MURRAY'S, 2030 3d ave., 112th st.

35TH ST., 369 WEST—Beautifully 3-story brick; improvements; superior neighborhood; private family, $52 monthly; references.

HOUSE to let, 9 rooms; select block; all improvements; 5 minutes' walk from 34th st. ferry; first-class order; cheap rent. Inquire of owner, 228 East 20th st., New York.

NOS. 75 TO 81 WEST 118TH ST.—Four elegant 3-story, high-stoop, brown-stone houses; 20x56; cabinet-trimmed throughout; gas fixtures; grates and fenders; first-class condition; $1,250 per year. Apply on premises, or CHAS. S. KENDALL, 9th ave., corner 124th st.

RARE OPPORTUNITY — Elegant brown-stone house; first-class neighborhood; great bargain. Call 252 West 127th st.

TO RENT—11 East 46th st., 1 can be examined between 8 and 12 A. M. and 4 and 6 P. M. Inquire at house, or P. O. box 3,455.

$75 MONTHLY—228 West 50th st., near Broadway; 3-story high-stoop brown-stone house; all improvements; will put in good order; house open.

$4,000 AND UPWARD—Choice Harlem houses; good conditions; immediate possession. MURRAY'S, 2030 Third avenue., 112th st.

Brooklyn.

LEXINGTON ST., 84, Brooklyn—Four-story brown stone front; 14 rooms, good order; rent low.

TO LET—Two-story brown-stone and brick house, eleven rooms and bath; all modern improvements; 78 Chauncey st., 75 feet from Stuyvesant ave., a fine location; house now being decorated and nearly new; two minutes from L station or Fulton ave. cars; five minutes to Reid ave. cars; rent $45. Apply on premises, address C. B. BLOOMER, 1398 Fulton st., Brooklyn.

TO LET—House, 259 Putnam ave., 2-story brick, with 10 rooms, including bath. Keys at 120 Hancock st.

TO LET—3-story and basement frame house; all improvements; 18 rooms; only 7 blocks from all ferries; will let separately. JOHN PETRIE, 102 South 3d st.

$20 PER MONTH EACH for 3 9-room houses, in good order, on rear 28 Coles st.

$18.—HOUSE, all improvements, Nostrand ave. L; fine children's playground adjoining. BABCOCK, 356 Nostrand ave.

FURNISHED HOUSES TO LET.

60TH ST., 37 WEST—Fully furnished; 12 rooms; would let for summer months for rent only; less than one block to park.

FURNISHED HOUSE—One block from elevated station. Apply at 221 West 126th st. No reasonable offer refused.

FURNISHED HOUSE for private family for season; within one hour of city; near water preferred. For full particulars, lowest price, &c., Mrs. S. B., 237 East 116th st.

TO RENT for summer, furnished house, four stories and basement, between Central Park and Riverside Drive; $100 per month. Apply 130 SULLIVAN ST., 124—Furnished house, with 10 rooms, nicely furnished and all rented; rent $40 monthly and a lease.

Brooklyn.

PINEAPPLE ST., 63, near bridge—14 rooms, newly painted; every improvement; suitable family or boarding-house; furnished $60; unfurnished $45; reduction for summer months.

HOUSES WANTED.

A FAMILY desirous of having some one remain in their house or flat during absence can find a small family who would do so provided no rent will be asked; best references furnished; city or country. Address NECESSITY, box 511 World, Brooklyn.

BROOKLYN HOUSE, Brooklyn house, Brooklyn house, Brooklyn home wanted for one family; rent not more than $20. Address, with details, OPTIMUS, box 119 World.

SMALL HOUSE, or lower part of house, above Harlem bridge. YARROLL, 10 West 133d st.

A SMALL HOUSE with nice grounds near White Plains; all year; low rent. F. J., 104 E. 22d st.

FURNISHED HOUSE WANTED, 4 or 5 rooms; man, wife and baby. F., box 644 Harlem World.

WANTED—Part of unfurnished cottage, near water, within 1 hour of city. Worth, 868 3d ave.

WANTED—Furnished cottage at the seashore for summer season; small family adults; full particulars. Roberts, Uptown World.

WANTED—By a young couple a small house, 4 or 5 rooms, in South Brooklyn, Flatbush or Bay Ridge; one with a small stable preferred; rent must be low to insure a permanent tenant. PERMANENT, box 2034 World, Brooklyn.

UNFURNISHED ROOMS TO LET.

14TH ST., 233 WEST—Large unfurnished room; carpet, shades, gas; or entire floor; private bath; references.

18TH ST., 322 WEST—Two handsome, large empty rooms, separate, together; one flight; furnished hall room.

23D ST., 161 WEST—Unfurnished large second-floor room; moderate to permanent party; desirable house and location.

36TH ST., 311 WEST—Two partly furnished rooms on 2d floor of first-class house; gas, baths, hot and cold water; $12 per month.

83D ST., 51 WEST—Private family will rent two large rooms, unfurnished; light housekeeping; heat and gas; reference.

UNFURNISHED ROOMS WANTED.

ONE OR TWO unfurnished rooms by lady in business; no housekeeping. Address Refined, box 232 Uptown World.

SMALL unfurnished room wanted by month, below 42d st; state lowest terms. Address permanent, box 206 World, uptown.

SUNNY, unfurnished room, 4th to 7th ave., 20th to 50th st. Address Widow, 159 East 47th st.

TWO ROOMS, June 1; light housekeeping; modern; private house preferred. M., 198 East 46th st.

WANTED—By a middle-age woman, one or two unfurnished rooms in private house with owner, Staten Island or Harlem; please state terms. Address Mrs. G., care Clark & Pendleton, 142 Franklin st., Brooklyn.

WANTED—One or two unfurnished rooms, one front; two refined young ladies engaged during day; state particulars. A. Permanent, 243 West 125th st.

FLATS AND APARTMENTS TO LET

Unfurnished—East Side.

AVE. A, 1637 AND 1639—Four large, light rooms and bath; all improvements; centre of block. Janitor.

AVE. A, 288, near 18th st.—Cheerful, light front apartments; four rooms; best order; $11.50, $12. Janitor.

BROOME ST., 35 and 37, corner Goerck st.—3 and 4 large, light rooms; decorated, improvements; moderate rent.

IRVING PLACE, 58—Flat, seven and ten light rooms, steam heat, door service; all improvements. Janitor.

LEXINGTON AVE., 587—Apartments, 3 rooms, with improvements. Inquire janitor.

LEXINGTON AVE., 951—Choice third flat, newly decorated; improvements; 972 Park ave., second flat; rents low.

LEXINGTON AVE., 527, near 49th st., 1st floor. Suitable for doctor or dentist; moderate rent.

LEXINGTON AVE., 515, corner 48th st.—Attractive apartments, six rooms and bath, perfect order, elevator, hall boys, steam heat and hot water, $40 to $45; also steam-heated apartments in adjoining houses, five, six, seven, eight rooms and bath, $26 to $42. Apply at office on premises.

LEXINGTON AVE., 1266—Single flat with all improvements; 6 rooms, bath; first floor, rent $27.

LEXINGTON AVE., 226, near 34th st.—Flats on 1st and 2d floor, 5 rooms, bath, all improvements.

MADISON AVE., 1944, southwest corner 125th st.—Elegantly decorated, steam-heated, first-class apartments; all light; hall and janitor service. Apply premises.

MADISON AVE., 1745—Elegantly decorated 6 room flats, with bath; month free; rents $20 to $24.

MADISON AVE., 1664, near 110th st.—Floor in private house, convenient for housekeeping, to small family.

PARK AVE., corner 123d st., No. 101 East—Extra wide 8-room apartment; all light; steam heat; choice location, $38. Ring front bell, janitor.

1ST AVE., 619, near 35th st.—Three large, renovated, sunny rooms; southeast; healthy location; handsome house; $9, $10.

2D AVE., 845, near 45th st.—Four or two handsome rooms; quiet houses; 3 families; $12.50, $7.

2D AVE., 1990—Flat, five light rooms, $15; 1986 2d ave., flat, 5 rooms, $12; painted.

7TH ST., 51, near 2d ave.—A single flat, six large rooms and bath; all improvements; good order; select house; rent $35. Mr. Moore.

10TH ST., 303 EAST, opposite Tompkins's Park—A pleasant floor of 4 rooms; rent $19.

11TH ST., 314 AND 316 EAST—Three and four room to let; all improvements.

13TH ST., 508 EAST—Floor, 4 rooms, $14; 2 rooms, $7, $7.50; 409 12th st., 3 rooms, $11.

13TH ST., 645 EAST—Rent begins June 1, fine apartments, all improvements, to let cheap.

14TH ST., 203 EAST—Elegant front flat, 4 light rooms; private hall, bath room, refrigerator, awnings; $33. Janitor.

14TH ST., 223 EAST—Grafton, newly-decorated flats, 3 rooms, brass-brac mantels, mirrors; good neighborhood; janitor.

21ST ST., 213 EAST—Handsome light flat; all improvements. Janitor, or C. A. Lutz, 173 3d ave.

23D ST., 339 EAST—Three large rooms to let; newly papered and painted; see janitor, rear house.

30TH ST., 306 EAST—2d and 3d floors; adult people; private house; improvements; rent $26, $30.

31ST ST., 151 EAST—Elegant first flat, four fine large rooms; range and other improvements; decorated.

33D ST., 210 EAST—Floor of 5 light rooms; closet and bath; suitable small family; $15.

36TH ST., 220 EAST, between 2d and 3d aves.—Elegant apartments 4 and 6 rooms and bath; all modern improvements; rent $22, $28.

39TH ST., 147 EAST—Commodious rooms, together or single; convenience; references.

41ST ST., 112 EAST, near Park ave.—3 and 4 light rooms; all improvements; finely decorated; only $12, $16.50.

41ST ST., 110 EAST, near Park ave.—Apartments, 3, 4 light rooms, improvements, $12.50, $16.50.

41ST ST., 114 EAST, near Grand Central Depot—Three, four light rooms; all light; improvements; only $14, $17.

47TH ST., 340 EAST—Light front apartments, 4 rooms; best order; $9, $9.50. Janitor.

47TH ST., 227 EAST—Fourth flat, 5 rooms; range and improvements; rent $17.

48TH ST., 207 EAST—Second front flat, four light rooms and bath; all improvements; $24.

48TH ST., 328 EAST—Four elegant front rooms, all improvements, wash tubs, dumb-waiter, closets, $12.50.

49TH ST., 165 EAST—Corner flat, nine rooms and bath, $45; private hall, hot water from steam boiler, steam heat, southern exposure; immediate possession; rent free June 1; smaller flats $30. Janitor.

50TH ST., 343 EAST—Elegant second single flat; 7 large rooms; elevated station, corner; reasonable rent.

50TH ST., 150 EAST—Flat, 6 extra large, all-light rooms and bath; handsomely decorated; $25.

51ST ST., 130 EAST—Neat single floor; light bedrooms; tubs and bath; $24 month.

53D ST., 120 EAST—Choice flats, four rooms; range, improvements; janitor service; $16, $21; select families.

55TH ST., 300 EAST—Flat to let, 7 rooms and bath; all improvements; $35; suitable for a doctor.

58TH ST., 432 EAST—Elegant single flat, 6 rooms, kitchen, bath, garden, janitor; exceptional condition.

61ST ST., 169 EAST—Nice flat, 5 rooms and bath; windows in every room; $18 to desirable tenant. Bellamy, 1030 3d ave.

66TH ST., 434 EAST—Elegant steam-heated flats to let, five rooms; rent $16 to $19 month. Inquire on premises.

72D ST., 409 EAST—Look at these beautiful apartments; 3 and 4 rooms; gas, elevators, tiled halls.

74TH ST., 161 EAST, near Lexington ave.—A fine single first flat and basement, with all modern improvements; all light; well ventilated; sanitary plumbing and in first-class order. See janitor.

74TH ST., 171 EAST (The Curtis)—Second and third flats, $24, $26; five rooms and bath.

76TH ST., 111-113 EAST, near Central Park—Elegant flats; 7 rooms, bath; extra large; finely decorated; halls heated, rents low, $23 to $28. Owner.

75TH ST., 109 EAST, Park and Lexington—A 7-room and bath flat with owner, $23 to $30; best janitor's service; inducements to select families.

76TH ST., 194 EAST—Cosy parlor floor and basement; all improvements; near L station; rent, $24.

78TH ST., 178 EAST—Very desirable single flat; largest in city; 8 rooms and bath; size of house 20x90 feet; rent $40; owner on premises.

82D ST., 417 EAST—To let, fine flat, 5 rooms and bath; 2 flights up, $17; papered and painted.

82D ST., 302 EAST—Cheerful flat, 3 rooms and bath; private house; all improvements; rent moderate.

82D ST., 207 EAST—3 rooms and bath, near park; two blocks L.

83D ST., 242 EAST—Elegant flat, $25; rent free 8 to June; 7 light rooms; latest improvements.

84TH ST., 164 EAST—Seven rooms and bath, $18 to $22.

86TH ST., 524 EAST—Seven rooms and bath; near station; free till June 1.

87TH ST., 165 EAST—Apartments of 4 rooms, gas, washtubs, &c.; rent $13; janitor.

88TH ST., 108 EAST, adjoining corner Park ave.—Elegant flats of 6 rooms and bath, with every improvement; $22 to $26.

FLATS AND APARTMENTS TO LET.

Unfurnished—East Side.

88TH ST., 119 EAST—3, 4 rooms, $8 to $11; improvements, convenient L station, near park.

89TH ST., 154 EAST, near 3d ave. and 89th st. L station—To let, unfurnished, a perfect little house, beautifully arranged, roomy and decorated; rent $1,000; will be shown without permit. Apply at 1335 Lexington ave., between 9 and 10 A. M. or 4 and 5 P. M. OWNER, room 53, 79 Cedar st.

95TH ST., Park ave.—Elegant new flats, handsomely decorated; all improvements; 7 rooms, $24 to $26.

98TH ST., 201 EAST—Three and four room apartments; $7.50, $8, $9.50 and $10.

97TH ST., 140 EAST—Splendid corner flats at lowest prices; live or six light rooms, private halls and baths, ranges; all improvements; janitor service; only $18, $21, high ground, cool and healthy.

105TH ST., 62 EAST—Elegant flat to rent; 6 rooms and bath; decorated, refrigerator, heat; all improvements; rent, $19. Janitor, on premises.

106TH ST., 165 EAST—$15 to $23 flats; 5 and 6 rooms and bath; all improvements; large light rooms; perfect order; near L station.

106TH ST., 233 EAST—Choice flat of 5 rooms, with improvements, $16; let to family of adults; no children allowed. Owner on the premises.

108TH ST., 117 EAST—3-room apartments, all light; Walls oil painted; first-class order.

108TH ST., 172 EAST—Single flat, one flight, 7 rooms and bath; all improvements; first-class order; rent reduced; to small families.

109TH ST., 127 EAST—Rent free to June 1; 5 light rooms; bathroom; refrigerator; awnings; $18.

109TH ST., 59 EAST—Apartments of 4 large light rooms, $13 to $16; commence June 1. Janitor.

109TH ST., 164 EAST—Three rooms, $10.50 to $8.

111TH ST., 93 EAST—Fine elegant large rooms in brown-stone private house; rent $16. MURRAY'S, 2030 3d ave., near 112th st.

112TH ST., 70 EAST, between Madison and 4th aves.—Elegant flat, 6 beautiful rooms and bath, all improvements, $16; velvet carpet on stairs and halls.

113TH ST., 112 EAST—Three and four rooms; newly painted; all improvements; rent $8 to $10.

113TH ST., 73 EAST—New, and elegantly decorated second flat, 6 large light rooms and bath; elegant entrance; select; $14 up. Janitor.

114TH ST., 62 EAST, near Madison ave.—6 rooms and bath; all improvements; rent $17 up. Janitor or J. C. HOFFMANN, 237 Broadway.

114TH ST., 23 EAST—$16 rents home-like flat, 6 rooms, bath; perfect order; a chance.

114TH ST., 322 EAST—To let, newly painted flats; all improvements. Apply to janitor.

114TH ST., 404 EAST—Single flats; all improvements; newly papered and painted; all light rooms; cheap rent.

114TH ST., 79 EAST—Five rooms and bathroom; all improvements, newly decorated; $18.

116TH ST., 70 EAST—Single modern flat, 8 rooms, bath; wide street; near L station and park.

118TH ST., 117 EAST—Single parlor flat; 6 rooms; bath; near L station; quiet neighborhood; $24.

123D ST., 418 EAST—Flats, 5 rooms, neat, comfortable, convenient and newly painted; $14, $15.

124TH ST., EAST—Five-room flat, one month free, moving expenses allowed. Address Frazer, box 285 World.

A. A—A. A—A. A—A. A.

FREE RENT 1 MONTH.

TO LET—TO LET—TO LET.

PLEASANT AVENUE AND 116TH ST.

FROM $20 TO $22 PER MONTH.

The elegant 5 and 7 room and bath; all improved; steam-heated and carpeted halls; newly decorated. Apply to janitor, 254 Pleasant ave., between 115th and 116th sts.

SPECIAL.

115TH ST., 50 EAST, corner Madison ave.—Five and six rooms; all light and newly fixed; will be rented low; some of these are available for doctor or dressmaker; rent free till June.

NORSEMAN,

176 East 78th st.—Finely decorated flat, 31 feet wide; six rooms and bath; dining-room has hardwood mantels, mirrors, tiled hearth and polished floors; rents reduced; $27 to $30; janitor on premises.

A. THESNIAGARA, 71 EAST 87TH ST., northwest corner Park ave. and 87th st.—Very light apartments, southern exposure; $35 to $75; marble halls and stairs; elevator, hall boys; elevator runs all night; steam heat. Apply to engineer or HOMER BOSTWICK, Park ave. and 86th st., and 243 Columbus ave., near 72d st.

A. MILLER,

123 East 82d st., 4th flat, 7 large rooms and bathroom; all outside windows; elegantly decorated; select neighborhood; steam heat. Apply to janitor.

APARTMENTS, first-class order; all improvements; rent $17 to $19. Apply Janitor, 151 East 97th st.

A.—TOP FLAT; all the modern improvements. Apply to Janitor, 93d st. and Amsterdam ave.

APARTMENTS in the "improved dwelling," 362 East 72d st., 2d floor, 4 rooms, bath, gas, bell, laundry, hot and cold water; $6.25 to $14.

FOLSOM BROS., 826 Broadway.

BRIGHT, clean apartments, 3 or 4 rooms, $12 to $19 to first-class tenants. Apply Janitor, 218 East 27th st.; Murray's, 2030 3d ave.

CORNER FLAT, all light rooms and bath; rent $32. Inquire janitor, 1837 Madison ave.

FLATS: RENTS—	FLATS! REDUCED—	FLATS! RENTS

FIRST-CLASS FLATS.

Elegant steam-heated corner flats; 119 and 121 East 47th st., corner Lexington ave.; all light rooms; handsomely papered and decorated; convenient to L station on corner.

VICTOR FREUND & SON, 36 ave., corner 47th st.

FINE APARTMENTS—Private rooms; 6 rooms and bath; rent including steam heat and gas, $35. Apply 21 Beekman place, corner East 50th st.

FLATS—Five nice rooms, newly painted, &c., near 80th st. L station; rent $14 to $17 per month. Apply in office, 1616 3d ave.

FLAT of 6 all-light rooms and bath; handsomely decorated; $21. See janitor, 232 East 125th st.

THE LORNE AND THE ROTHSAY, 1164 EAST 180TH ST.—

Rent free to June 1; elegant apartments of eight light rooms; hardwood, mirrors, brio-a-brac mantels, door service, &c.; $46 to $63. Inquire janitor, or room 24, 229 Broadway.

THE DOUGLAS, 103 East 16th st.

Rent free to June 1; elegant apartment of 12 perfectly light rooms; hardwood, mirrors, steam heat, elevator, door service, &c.; $1,800. Inquire janitor, or room 24, 229 Broadway.

THE KENILWORTH, 142 East 10th st.

To let from June 1, elegant apartments of eight perfectly light rooms; no shafts; hardwood, mirrors, door service, &c.; $40 to $57.50. Inquire janitor, or room 24, 229 Broadway.

TO LET—A desirable private house, 75 Orchard st., between Grand and Broome; suitable for light manufacturing purposes. Inquire 308 Grand st.

THE RICHMOND, 153 East 88th st.—Cosy unfurnished apartment, just added to small family of adults; rent, $30; good management; very genteel; only eight apartments in house; janitress will show.

THE WALTON, 164 EAST 87TH ST.—Close to elevated; genteel, unfurnished apartments, for genteel people only, at very moderate rentals; 5 to 7 rooms and bath; rents $30 to $34. Call and examine the premises.

$16 UP. ELEGANT FLATS; all improvements; Madison ave., section open Sunday; time allowed. McK., 77 East 114th st.

TO $18—Choice single flats; seven rooms and all modern improvements; bath, stationary tubs; houses 22 to 28 East Pleasant ave., between 116th and 123d sts.; convenient to 2d ave. L station. Janitor.

$30 AND $32—Choice flats; seven rooms; all improvements; 47 7th st., corner 2d ave. Janitor.

5 ALL LIGHT ROOMS and bath, all improvements, elegantly decorated; must be seen to be appreciated; rent $22; 1642 Park ave., two blocks from 116th st. station. Owner on premises or J. C. HOFFMANN, 237 Broadway.

Unfurnished—West Side.

AMSTERDAM AVE., 649, one block from 93d st. station—Cheapest and lightest flats on west side; 2d and 4th flats, 6 rooms and bath; steam heat; decorated; perfect order; $25 and $27.50.

BEDFORD ST., 48, near Morton st.—Single flat; elegant large 4-room apartments; light; all improvements; $18, $20.

CARMINE ST., 34 AND 36—Elegant light apartments; 4 rooms; improvements; $13, $17. See janitor or W. R. MASON, agent, 263 West 34th st.

COLUMBUS AVE., 51, between 61st and 62d sts.—Elegant flats, 4 rooms and bath; all improvements; 7th ave. L station. C. NICHOLAS, 1483 Broadway, near 42d st., or janitor.

8TH AVE., 840—Elegant single flats of 6 rooms; all improvements; $26 to $32. C. NICHOLAS, 1483 Broadway, near 42d st., or janitor.

20TH ST., 219 AND 221 WEST, near 7th ave.—Very desirable flats of 6 rooms, bath; newly painted, papered and decorated; all improvements; stationary tubs, range and boiler. C. NICHOLAS, 1483 Broadway, near 42d st., or janitor.

43D ST., 225 WEST, near Broadway—Elegant single apartments of 9 rooms, handsomely decorated in white and gold; all light rooms; steam-heated; all improvements; $70; third flat. C. NICHOLAS, 1483 Broadway, near 42d st., or janitor.

43D ST., 252 WEST, near Broadway—Desirable single flat of 8 rooms and bath; elegantly decorated in white and gold; steam-heated. 2d floor. C. NICHOLAS, 1483 Broadway, near 42d st., or janitor.

48TH ST., 367 WEST—Very desirable second single flat of 7 rooms and bath; beautifully decorated in white and gold; all improvements; heated. C. NICHOLAS, 1483 Broadway, near 42d st., or janitor.

51ST ST., 312, 314 AND 316 WEST—Very desirable single flat of 9 rooms and bath; all improvements; beautifully decorated in white and gold; new houses, just completed; steam heated. C. NICHOLAS, 1483 Broadway, near 42d st., or janitor.

55TH ST., 373, corner 9th ave.—Charming apartment; house has 7 adults; superior neighborhood; $13.50 monthly.

COLUMBUS AVE., 767-769, near 98th st.—Apartments 3 and 4 rooms; newly renovated; $9 to $13.

COLUMBUS AVE., 818, near 105d st.—Five lovely painted rooms, with improvements, second flat; rent $17.

FLATS AND APARTMENTS TO LET.

Unfurnished—West Side.

COLUMBUS AVE., 1291, 6 rooms, $18, $21; Columbus ave., 1286, 8 rooms, $26; Columbus ave., corner 125th st., corner 5-3, $18; Columbus ave., 1289, corner, $37; single flat, facing the Park, $45; same house, $30, facing the Park; Columbus ave., 1203, 8 rooms, $32.50; Columbus ave., 1209, 8 rooms, $36; opposite Morningside Park, Columbus ave., corner 120th st., corner $45. Columbus ave., corner 125th st., $22.

F. B. MAYHEW, Agent, 117 West 42d st. 314 West 125th st.

JANE ST., 5—Single floors; 4 large, light rooms, in excellent order; $15 to $19; small families.

LENOX AVE., 474—Small family can secure handsome flat in quiet, well-kept house, with owner; 5 rooms, bath; $21, 135th st. L station; references.

LENOX AVE., 344, near 125th st.—Elegant flats, five large, light rooms and bath; all improvements; $17. Janitor on premises.

WOOD & MILLER, 219 West 125th st.

LEROY ST., 32, between Bleecker and Bedford, single flat, 4 large, light rooms; all improvements. Janitor.

MANHATTAN AVE., 372—Third flat, steam heated, 7 light rooms and bath; private hall; excellent location; one block west of 116th st. elevated station; adults only; owner on premises; rent moderate.

MORTON ST., 9 AND 11—Fine, light, airy apartments, 3 rooms, improvements, $12.50 to $13.50. See janitor or S. E. Jayne & Co., 254 West 23d st.

WAVERLEY PLACE, 107—First floor, 9 large rooms, with all improvements; first-class order; size 25x45; with basement; same size if required; light business or dwelling; low rent. MONEYPENNY, 178 6th ave.

4TH ST., 226 WEST—Neatly decorated apartments; every convenience; rent $17.50. Janitor.

8TH AVE., 2605, between 138th and 139th sts., opposite Kip model houses—Eight large, light rooms, private halls, all improvements; rent $21, $23.

6TH AVE., between 113th and 114th sts., convenient to Central and Mount Morris Parks—Elegant new flats, 6 and 7 rooms, all improvements; rents $22 and $24. Apply JOHN McCARTHY, on premises.

6TH AVE., 604—4 unfurnished rooms, all light, modern improvements, $17.

9TH AVE., 59, corner 16th st.—Desirable flats, 4 rooms, all light; range, tubs, &c.; rents low. Apply on premises or to Alfred L. Marling, 64 Cedar st.

8TH AVE., 2782—One vacancy; 6 rooms; $16; West 123d st., 403; one vacancy; $30.

8TH AVE., 777—Six rooms and bath, 2d flat, $27. Janitor or Joseph Oatman, 1559 Broadway.

8TH AVE., 371—To let, fine flat; all improvements; rent front room, $22.

8TH AVE. AND 118TH ST., northeast corner—5 large rooms and bath, $21; one month free.

9TH AVE., 718, near 49th st.—3 or 4 rooms, with improvements, $12.50, $16.50; first-class house.

9TH ST., 38 WEST—For summer months, six rooms and bathroom, all light and cool. Sanborn.

10TH ST., 149 WEST—Fine seven rooms and bath; corner flat; rent, $40; also 4 rooms and bath, $24; all light; all improvements. Janitor.

10TH ST., 273 WEST—Three rooms, $11. Janitor or WOOD & MILLER, 219 West 125th st.

10TH ST., 258 WEST—Elegant apartments of 3 and 4 rooms and bath; steam heat, stone tubs; sunlight in every room; rent $16; references.

11TH ST., 55 WEST (The Flower)—Elegantly decorated flats; every convenience; rents $25 to $28. Janitor.

11TH ST., 61 WEST—Floor of 5 light, large rooms; also 2 rooms.

12TH ST., 275 WEST—Basement floor, 4 rooms; newly done over; $12; vacant; no bill.

12TH ST., 136 WEST—First flat, six elegantly decorated rooms and bath, steam heated, $40; private block.

12TH ST., 82 WEST—Front parlor; also front room, unfurnished; hot and cold water, closets, bath; terms reasonable.

15TH ST., 233 WEST—Second flat; six light rooms and bath; all improvements; reduced rent; $31.

15TH ST., 227 AND 229 WEST—Royal and Peerless—Small family flats, 3 and 4 rooms; all improvements; $12 and $16.

16TH ST., 231 WEST—First and second flats; six extra large rooms and bath; all improvements; to respectable families; rent $30 and $23.

17TH ST., 315 WEST—Charming, new, light large rooms, decorated at sight; $28 upward; very central. Janitor.

20TH ST., 312 WEST, near 8th ave.—Second floor, 6 large rooms, two hall rooms, $30.

21ST ST., 330 WEST—Elegant light front apartment; rent, one house; best order; improvements; $27. Janitor.

21ST ST., 306 WEST—Light apartments, 4 rooms and bath; perfect order; $20 to $23. S. E. Jayne & Co., 254 West 23d st.

21ST ST., 303 WEST—Light apartments, all improvements; rent, one house; best order; $20. See janitor or S. E. Jayne & Co., 254 West 23d st.

22D ST., 52 WEST—Three rooms to let. Inquire 1207 Broadway.

23D ST., 242 WEST—Ladies, I really furnish flats with elegant china, silver, china, kitchenware; no front cash deposit; give longest credit.

24TH ST., 131 WEST—Parlor, kitchen, two bedrooms, part of third floor; rent $17.

24TH ST., 321 WEST—Floor to let; two or three apartments; for small family; low rent; furniture for sale cheap.

24TH ST., 429 WEST—Elegant flat; four rooms; all conveniences; fine locality; near station; rent, $22.

27TH ST., 416, near 9th ave.—Three and four light rooms, improvements, perfect order, $13, $9. Janitor.

25TH ST., 309 WEST—Five rooms and bath in private house.

25TH ST., 347 WEST—Four light rooms; stationary tubs; private hall; good location; $17. Janitor.

27TH ST., 226 AND 228 WEST—Adela and Edwina—Small family flats, 4 rooms; all improvements; $20 to $26.

26TH ST., 314 WEST, near 8th ave.—Beautiful apartments of three light, hot and cold water, improvements.

26TH ST., 356 WEST—Elegant three-room flat; improvements; private halls; stairs carpeted; decorated; $15. Janitor.

27TH ST., 207 WEST, near 7th ave.—Elegant apartments of large all-light rooms; mirror mantels, decorated and carpeted, heated halls; rent $14 to $19.

31ST ST., 314 WEST, between 8th and 9th aves; 2d floor to let.

33D ST., 17 WEST—Newly decorated apartments, 3 rooms; all light; all improvements; only $14.50. Janitor.

33D ST., 206 WEST—Four light rooms, newly decorated; stationary tubs and range; rent $20. Janitor.

34TH ST., 462 WEST—Single, 6 rooms and bath; steam heat; $28 to $40.

34TH ST., 431 WEST—6 to 8 all light rooms, with improvements; rent $24 to $27.

35TH ST., 329 WEST—Only one left of those desirable flats, five rooms and bath, central. Janitor.

36TH ST., 318 WEST.

$20, $22; outside flat; all improvements; FOUR ROOMS A